

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): St. Louis

State: MO

PJ's Total HOME Allocation Received: \$79,730,556

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 7			
% of Funds Committed	92.07 %	90.29 %	4	90.66 %	71	65	
% of Funds Disbursed	84.27 %	84.72 %	4	81.06 %	60	56	
Leveraging Ratio for Rental Activities	4.63	4	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	97.61 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	87.14 %	78.55 %	2	68.23 %	87	82	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.10 %	69.77 %	3	79.86 %	35	28	
% of 0-30% AMI Renters to All Renters***	46.88 %	33.13 %	1	44.82 %	53	53	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.20 %	97.98 %	1	94.65 %	67	55	
Overall Ranking:			In State:	1 / 7	Nationally:	87 85	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,491	\$24,931		\$25,419	753 Units	21.90 %	
Homebuyer Unit	\$11,409	\$12,243		\$14,530	1,728 Units	50.30 %	
Homeowner-Rehab Unit	\$12,202	\$11,409		\$20,251	955 Units	27.80 %	
TBRA Unit	\$0	\$3,232		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$128,221	\$77,813	\$17,470
State:*	\$125,706	\$79,330	\$15,432
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.03

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	11.1	30.8	48.1	0.0
Black/African American:	86.9	63.3	50.1	0.0
Asian:	0.5	0.6	0.2	0.0
American Indian/Alaska Native:	0.0	0.1	0.1	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.1	0.3	0.0
Black/African American and White:	0.0	0.1	0.1	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.1	0.0
Other Multi Racial:	0.3	0.2	0.2	0.0
Asian/Pacific Islander:	0.4	2.9	0.0	0.0

ETHNICITY:

Hispanic	0.8	1.9	0.7	0.0
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HOUSEHOLD SIZE:

1 Person:	46.2	28.9	40.2	0.0
2 Persons:	20.7	23.9	26.3	0.0
3 Persons:	17.1	20.6	13.7	0.0
4 Persons:	9.1	15.3	10.2	0.0
5 Persons:	4.4	7.0	4.7	0.0
6 Persons:	1.5	2.9	2.9	0.0
7 Persons:	0.7	0.8	0.9	0.0
8 or more Persons:	0.3	0.6	1.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	39.0	40.7	34.3	0.0
Elderly:	25.0	2.7	23.1	0.0
Related/Single Parent:	29.3	34.9	17.1	0.0
Related/Two Parent:	4.1	16.8	19.7	0.0
Other:	2.4	4.9	5.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	41.8	0.1 [#]
HOME TBRA:	3.6	
Other:	6.2	
No Assistance:	48.5	

of Section 504 Compliant Units / Completed Units Since 2001 54

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis

State: MO

Group Rank: 87
(Percentile)

State Rank: 1 / 7 PJs

Overall Rank: 85
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	87.14	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.1	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	99.2	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.9	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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